

Planning and Zoning Board Meeting May 6, 2019

Present: Gardiner, Danskine, Wheeler, Casserly, Smith Absent: Arvidson

The minutes of the March 4th meeting were unanimously approved.
There was no public participation and no old business.

V-2-19: 1406 Magnolia St.

The property owners requested a variance to allow an existing, nonconforming shed (detached garage) that exceeds the maximum permitted height for an accessory building. The auxiliary structure exceeds the height of the principal building by five feet. Staff reported that none of the 5 criteria for a variance were met and recommended that the variance be denied.

The homeowners thought they followed the rules and blamed the City and the contractor for the non-conforming building. The homeowners can ask the city for redress to pay for lowering the height of the building that the city had originally approved. They can also build a second story on their home which would place the auxiliary building in compliance.

Two neighbors objected to the variance. One objected to the fact that the building was constructed without a permit. The other did not like the fact that it is a blue aluminum shed. It was noted that there are no architectural standards in a residential area.

Motion to approve was denied.

Wheeler no, Gardiner no, Danskine yes, Smith no, Casserly yes

CPA 4-19, Comprehensive Plan Chapter XV Economic Development Element.

The City staff is doing a required review of the Comprehensive Plan in 2019. Each element of the Plan will be reviewed, and changes submitted to the applicable City Board and the City Commission for their review and approval before the final plan is submitted to the state.

Submitted to the Board was Chapter XV of the Economic Development Element.

There were questions from the Board about some minor language changes, in particular about whether or not high school students could receive free tuition to attend classes at Daytona State College. The Planning Director responded that the document is a guiding document and that a full review of the Land Development Regulations is the next Element to be reviewed. The LDRs will have specific language addressing details outlined in Element 1, including Daytona State College tuition.

The Planning and Zoning Board voted unanimously to make a recommendation to the City Commission to approve updates to Chapter XV, as submitted.

A-1-19: Annexation Application for a property located on Creekshore Trail.

Request for annexation of a 7.92-acre tract of land Located on the East side of Creekshore Trail between Letha Street and Turnbull Bay Road. The property is currently vacant and the annexation would change the zoning from County A-2 – Rural Agricultural to City Future Land Use (FLU) designations of Residential Estate and City zoning designation of PUD, Planned Unit Development.

City Staff conducted an impact analysis. The most that could be developed is one unit /acre and the impact would be de minimal. The owner does not intend to develop the property, using it instead as a buffer between Florida Days and the RR. Staff recommended that the Planning and Zoning Board recommend the City Commission approve the requested annexation and rezoning to City PUD with a modification to add the tract to the Florida Days Master Development Agreement.

The vote to approve the recommendation above was unanimous.

ZT-4-19: Special Events Parking.

During the February 19, 2019 City Commission meeting, the City Commission directed staff to research the Land Development Regulations (LDR) for specific language that defines the parking for special events. The staff found that the regulations were not well defined; therefore, the City Commission directed staff to meet with business owners and draft language for the City Commission to review, discuss and to direct staff on how to proceed. Staff met with business owners and drafted a recommendation to the LDR for consideration by the City Commission.

The draft amendment to the LDR regarding Special Events Parking was unanimously approved with two minor text amendments.

ZT-5-19: Clarification of language defining the SR44 Corridor Overlay Zone (COZ).

A clarification was suggested by Staff for the recently created COZ. Basically, any property that is located partially in the COZ are to be considered wholly in the COZ. If a project extends beyond the 330 ft of the COZ, the additional area is considered part of the COZ for zoning purposes.

The vote to approve the clarification was unanimous.